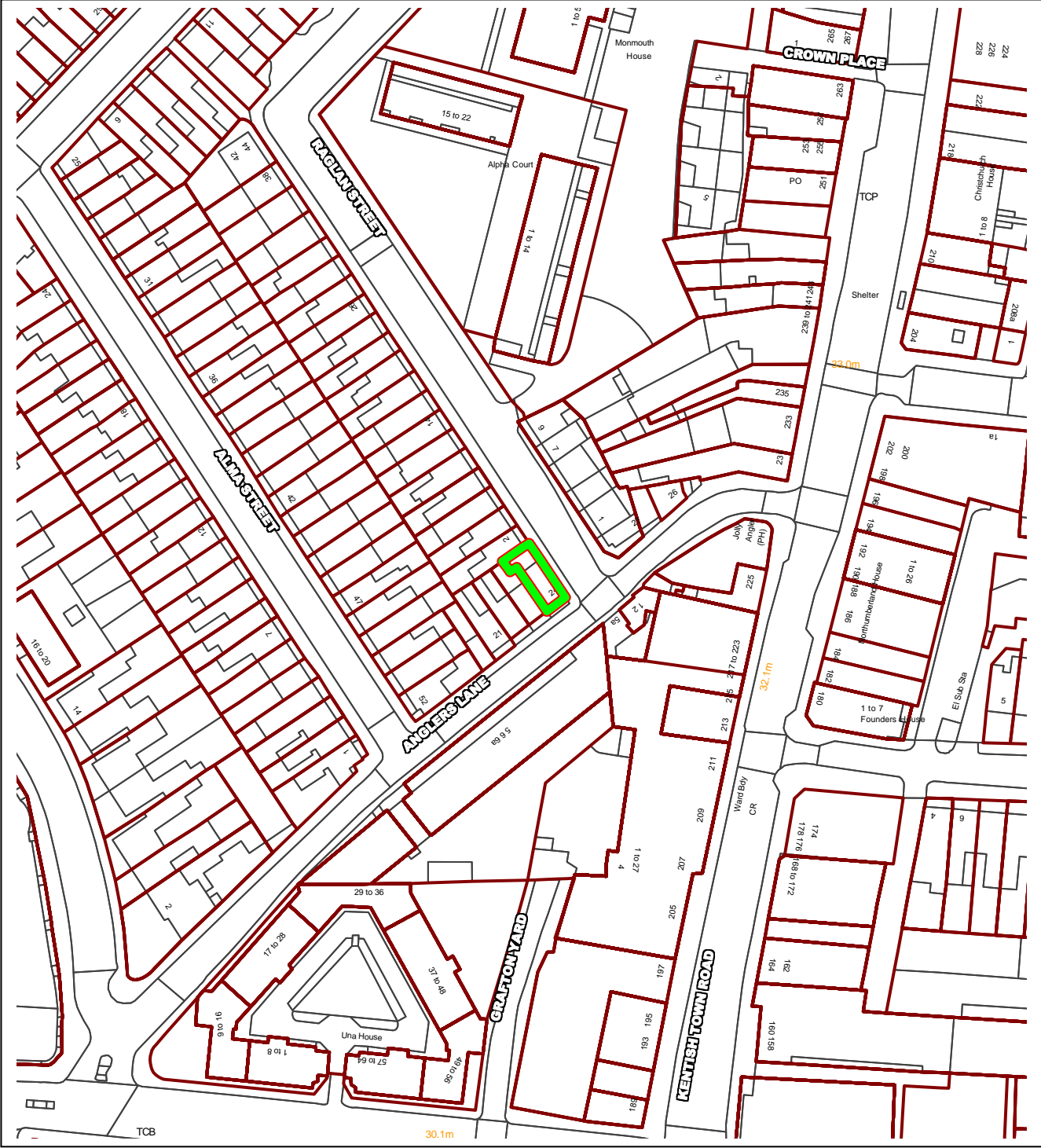


2024/0574/P - 24 Anglers Lane



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24 Anglers Lane – Photos and proposed plans

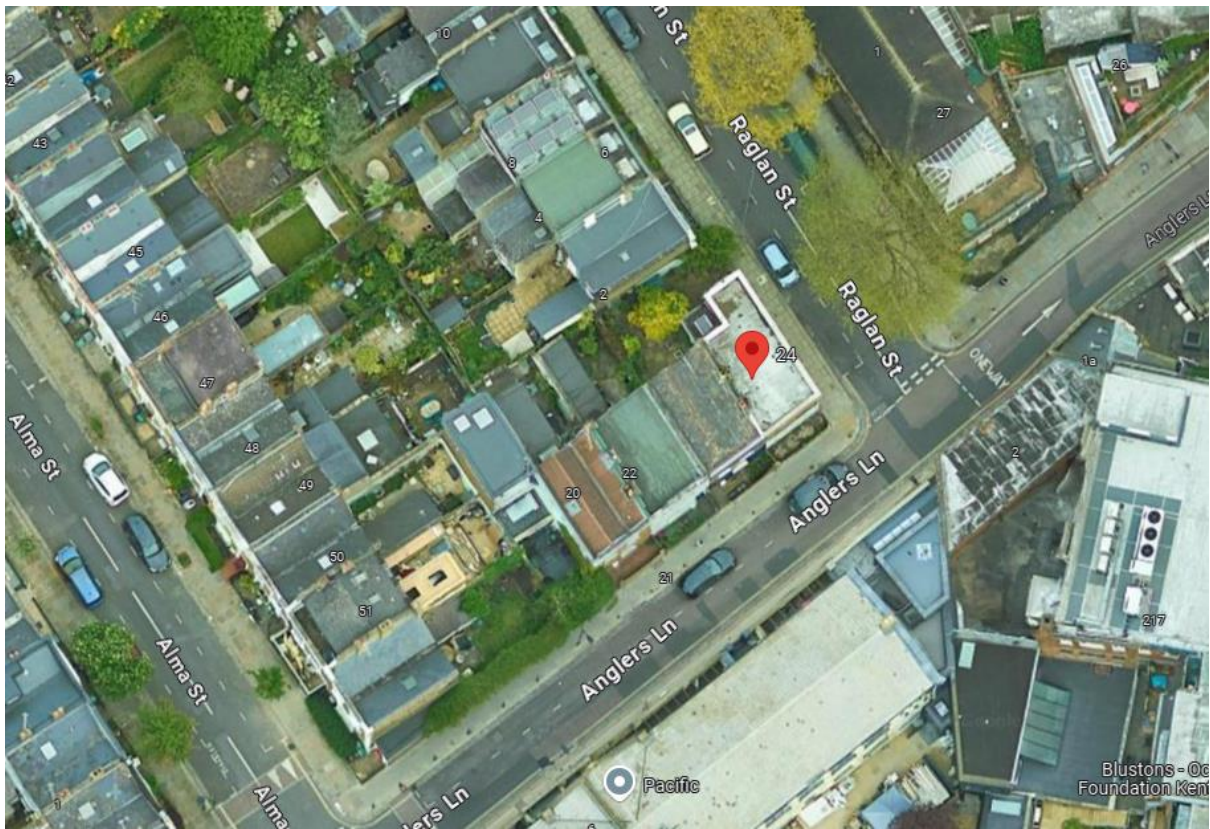


Figure 1 Aerial View of 24 Anglers Lane



Figure 2 Front elevation facing Anglers Lane



Figure 3 Side elevation facing Raglan Street



Figure 4 Side/rear elevation facing Raglan Street



Figure 5 Rear elevation of 24 Anglers Lane

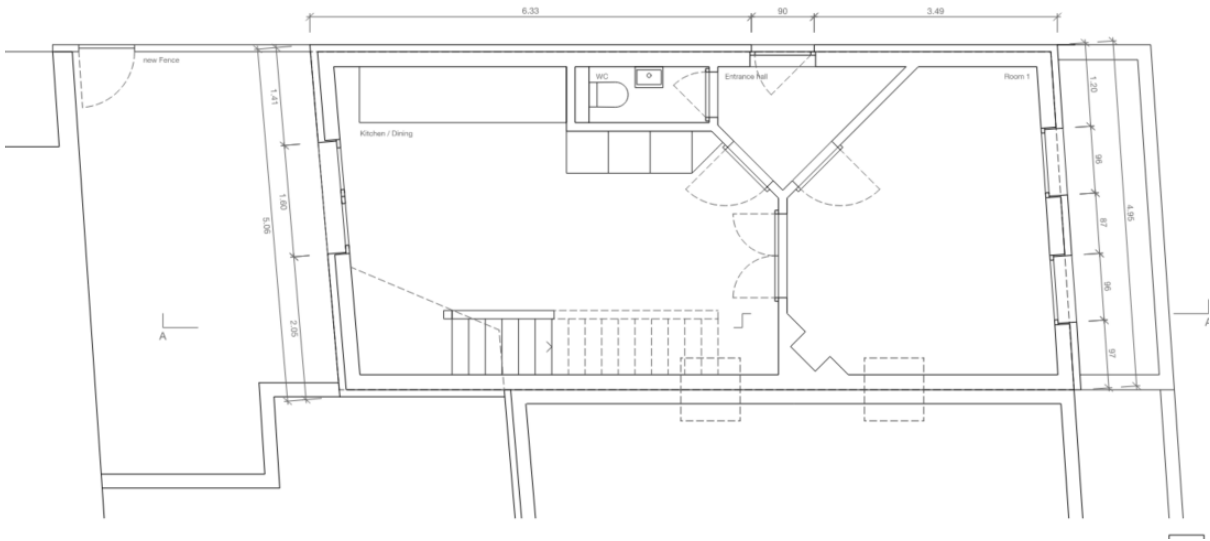


Figure 6 Proposed ground floor plan

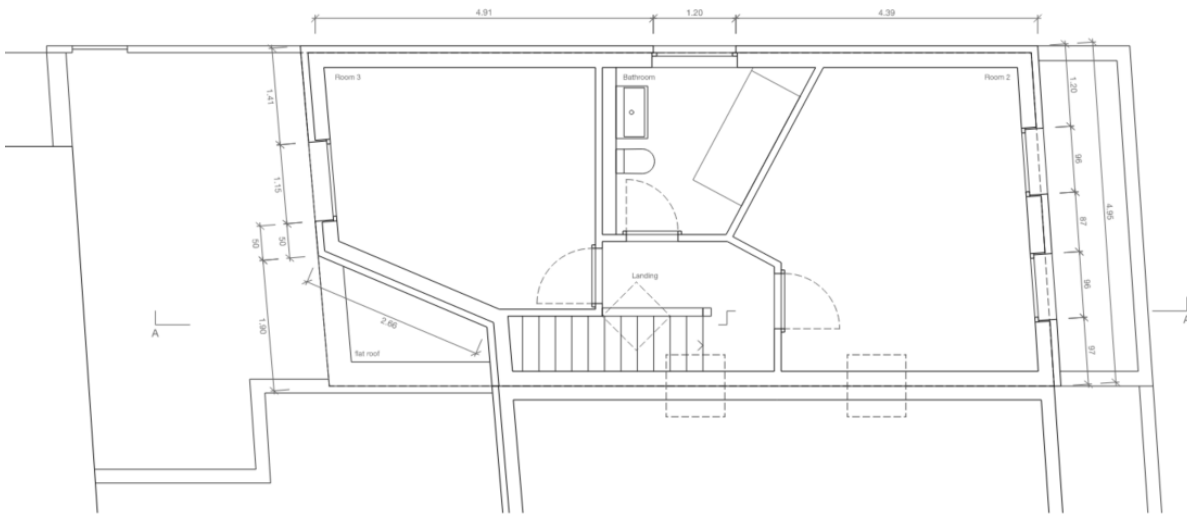


Figure 7 Proposed first floor plan

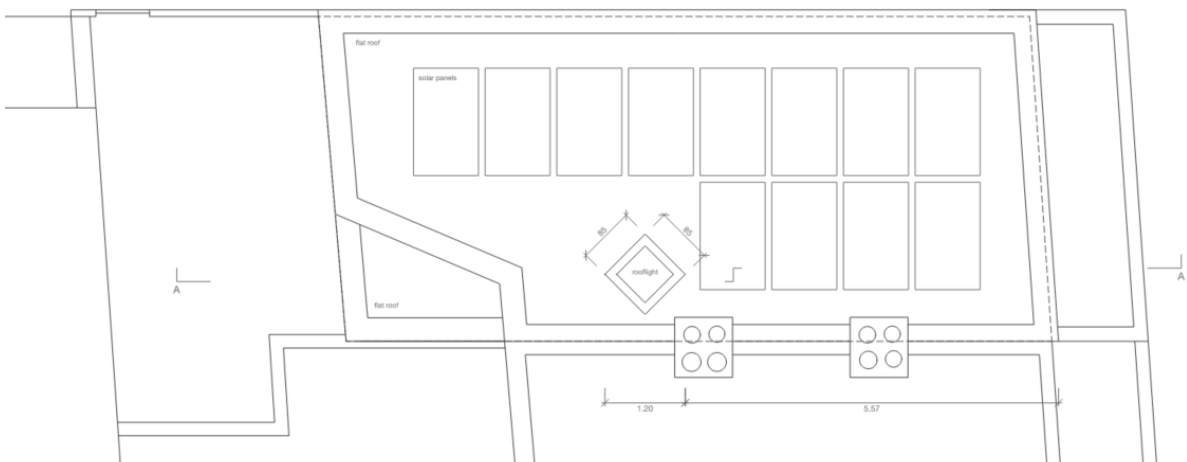


Figure 8 Proposed roof Plan

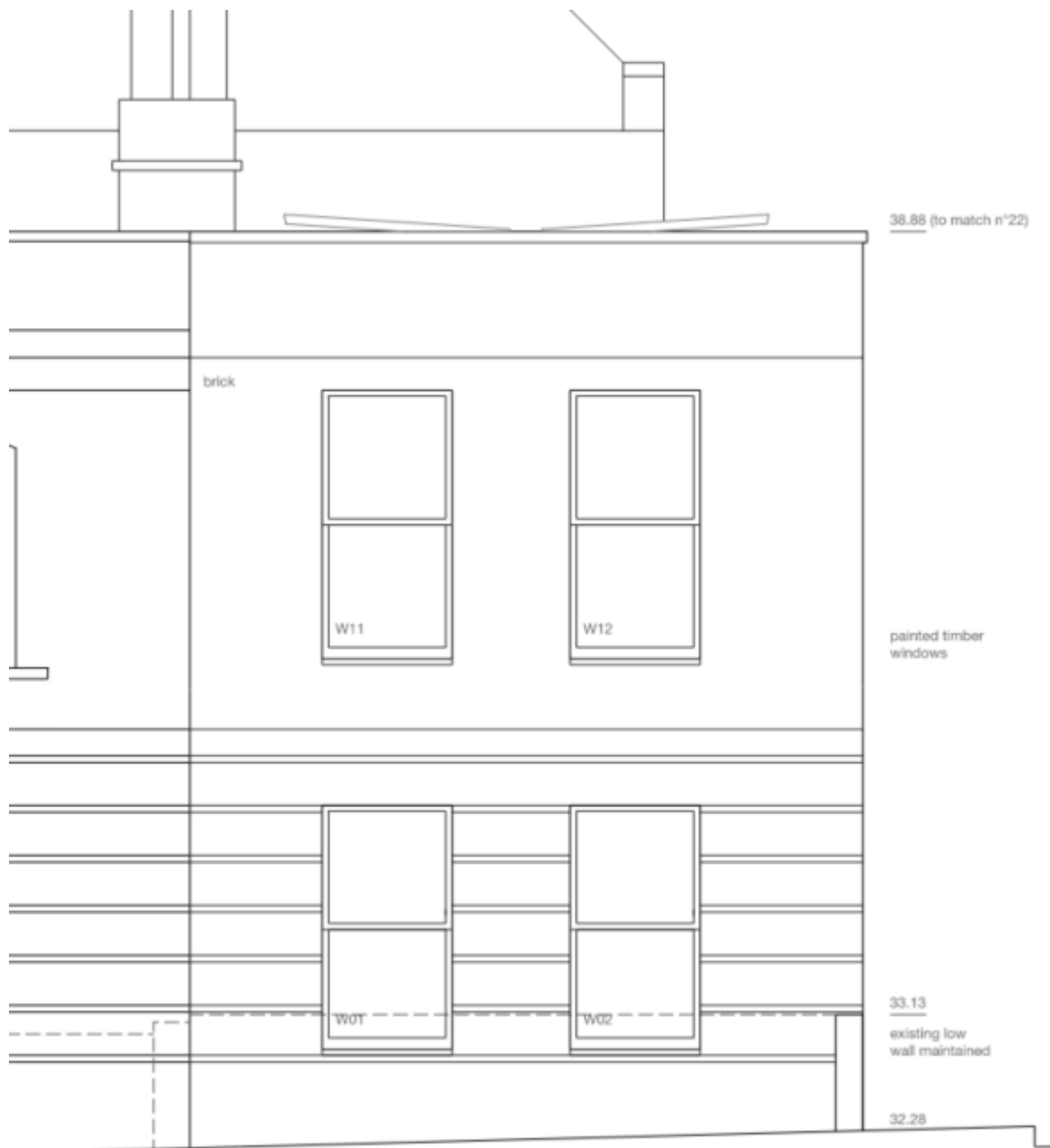


Figure 9 Proposed front elevation

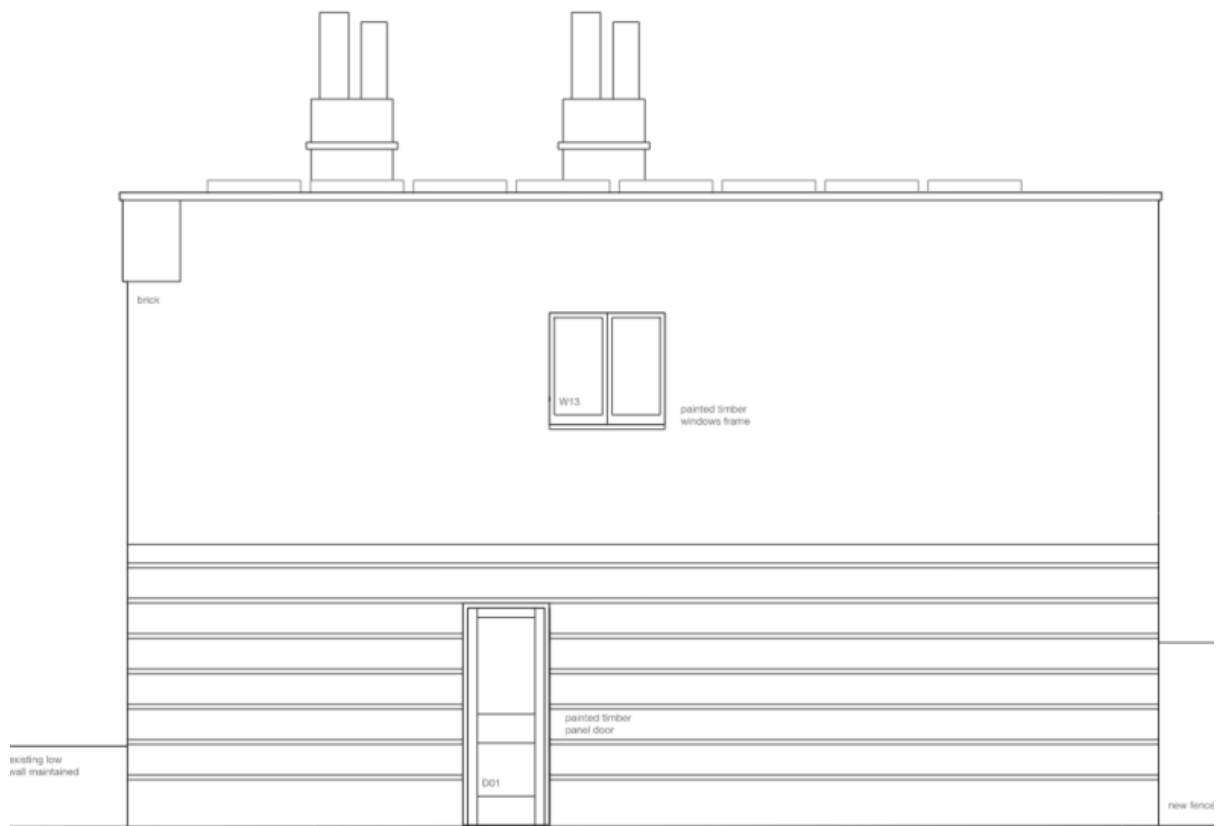


Figure 10 Proposed side elevation

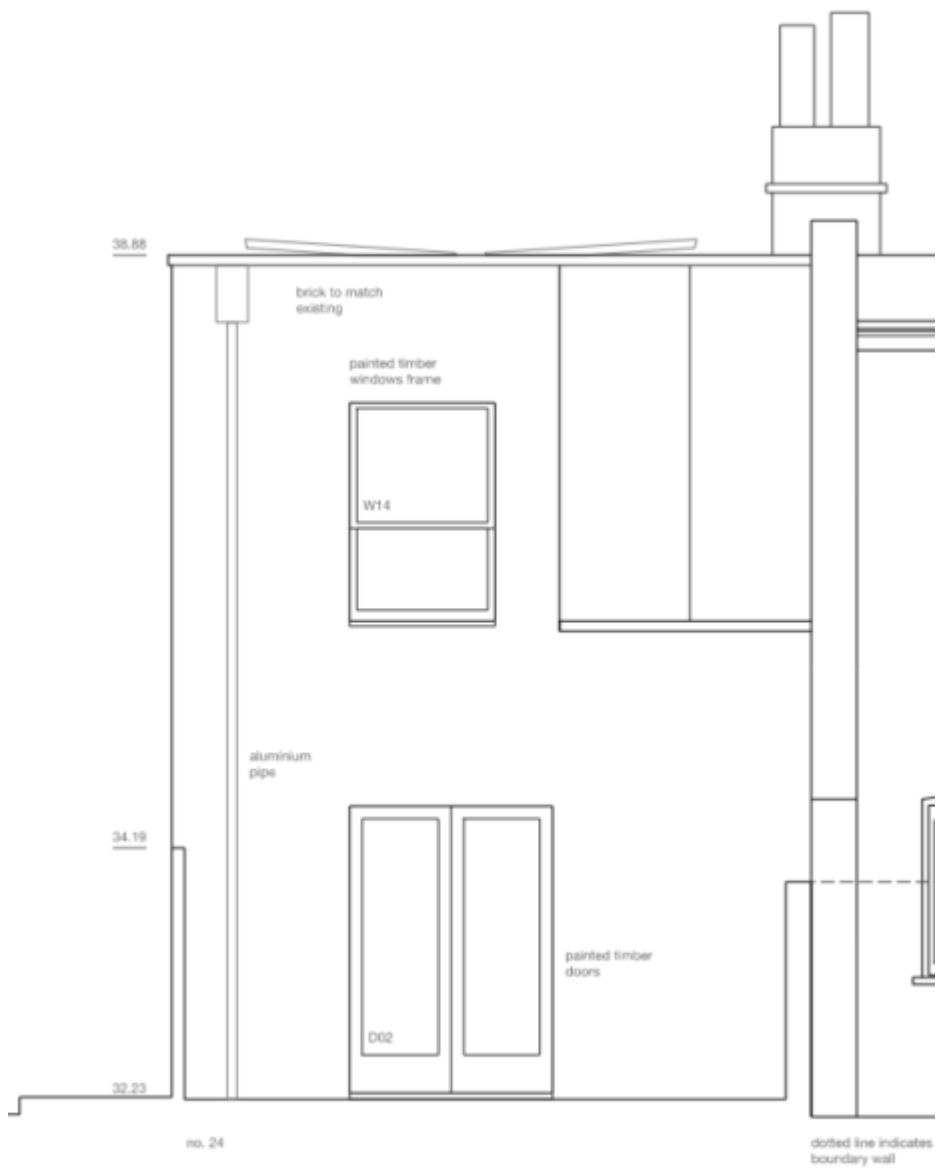


Figure 11 Proposed rear elevation

Delegated Report		Analysis sheet		Expiry Date:		09/04/2024	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		05/06/2024	
Officer				Application Number(s)			
Blythe Smith				2024/0574/P			
Application Address				Drawing Numbers			
24 Anglers Lane London NW5 3DD				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition and rebuilding of rear elevation and roof, installation of solar panels to roof, internal alterations.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>Site notices were displayed near the site from 26/04/2024 until 20/05/2024. The application was also advertised in the local press on the 02/05/2024 (with the consultation end date of 26/05/2024).</p> <p>4 objections were received from neighbouring residents, whose concerns can be summarised as follows: Lack of information regarding materials and their specifications</p> <ul style="list-style-type: none"> - Applicants should be reinstating historic features - Removal of grooved rendering is characteristic and should be retained - Replacement of boundary wall with fence is at odds with conservation area - Complaints about tree maintenance that is not on applicants property - Impact to privacy and overlooking - Proposed cladding is out keeping - Lack of consideration of the conservation area/the properties prominence in the conservation area. - The design and access statement is unclear, i.e lack of details of materials, which windows are to be changed. - Lack of detail to the parapet <p><i>Officer response:</i></p> <ul style="list-style-type: none"> - <i>Details of the materials have been conditioned to match existing</i> - <i>The suitability of the plans within the context of the conservation area has been assessed within section 2 below</i> - <i>The proposed plans have been amended and the stucco walls will not be removed</i> - <i>Suitability of timber fencing is assessed within section 2 below</i> - <i>The comments regarding the tree are regarding its maintenance which is not a material planning consideration. Additionally, the tree in question is set away from the proposed works at a distance that is considered not to impact on the development.</i> - <i>There are no new windows proposed that would overlook neighbouring properties</i> - <i>The proposed plans have been amended and the proposed elevation materials have been assessed within section</i> - <i>The proposed development's impact on the conservation area has been assessed within section 2.</i> - <i>The submitted Design and Access Statement and associated plans demonstrate the proposed development to a degree which enables</i> 					

	<p><i>an appropriate assessment of its planning merits</i></p> <ul style="list-style-type: none">- <i>Assessment on the proposed parapet is discussed within section 2</i>
Kentish Town Neighbourhood Forum comments:	<p>The Kentish Town Neighbourhood Forum were consulted however did not respond with an objection to the scheme.</p>

Site Description

The property is located on the corner boundary of the Inkerman conservation area with the front elevation presenting to Anglers Lane and side elevation to Raglan Road and is identified as a positive contributor. It is acknowledged that the building has been previously altered, most notably with the installation of uPVC joinery, and there is scope for alterations and to enhance the existing condition. This is also highlighted in the conservation area appraisal:

“On the north side of Anglers Lane, Nos.21-24 forms a two storey mid-Victorian terrace, built between 1868-1875. The terrace has undergone much alteration work in recent years including; the replacement of windows in all of the dwellings, heightening of the parapet (No.22) and loss of original detail in all of the dwellings, including, windows, doors, keystones, front boundary walls and gate piers. These alterations coupled by the loss of original features has had a negative impact on the terrace”

Relevant History

8827 - Erection of a part one and part two storey rear extension at 24, Anglers Lane, N.W.5. together with the construction of a sun lounge at roof level. – **Granted 16/07/1970**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

CPG Home Improvements (2021)

Inkerman Conservation Area Statement (2001)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0. Proposal

1.1. The application seeks permission for the following:

- Demolition and rebuilding of rear elevation and roof
- Installation of solar panels
- New fencing for rear amenity space

1.2. Key planning issues are as follows:

- Design & Heritage

- Neighbouring Amenity

1.3. The following revisions have been made:

- Reduction in extension depth
- Alterations to windows to traditional timber frames
- Retention of stucco on ground floor level
- Rearrangement of solar panels due to visibility on street level

2.0. Design & Heritage

- 2.1. The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.2. The application site is located within the Inkerman Conservation Area and is considered a positive contributor to the character and appearance of the Conservation Area. The Conservation Area Appraisal describes Anglers Lane as a *"terrace (which) has undergone much alteration work in recent years including; the replacement of windows in all of the dwellings, heightening of the parapet (No.22) and loss of original detail in all of the dwellings, including, windows, doors, keystones, front boundary walls and gate piers."*
- 2.3. The Home Improvements CPG also states that "materials are integral to the architectural design, appearance and character of a building. The choice and use of materials and finishes therefore plays a crucial role in any alteration and extension given their impact on the appearance and character of a home (and Conservation Area if applicable)". In order to be acceptable, materials should be contextual (in terms of the existing property and the wider built environment).
- 2.4. The proposed demolition would remove the rear elevation, the internal floor plan, and the roof. The rear elevation would be rebuilt with an angled rear wall, which leans to an increased depth of 0.1m along Raglan Street and a decreased depth of 0.1m on the boundary with No.23 Anglers Lane on the ground floor. On the first floor the rear wall towards No.23 Angers Lane will be chamfered with a small section of flat roof, the main roof height would increase by 0.4m with a parapet bringing it in line with the neighbouring properties. Due to the subtle increase in depth of the angled wall and the height of the raised roof it would have only limited visibility to the street scene. The new fencing would be a modest addition to the side of the property that would be in line with the character of the wider conservation area, and for these reasons it is considered appropriate to the setting of the conservation area.
- 2.5. A number of replacement windows are proposed, these would be timber sash windows, and would be complimentary to the existing timber sash windows on nearby properties. There would be one new rooflight which would not be publicly visible due to its siting behind the proposed parapet walls. The proposed solar panels would also be mostly hidden by the parapet walls and would have very limited public visibility. Overall, the new windows, solar panels and fencing are considered to be appropriately placed and would not appear incongruous in the design of the house. The conservation officer has raised no objections to the development proposal.
- 2.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. One objection was received prior to the determination of this application.
- 2.7. Overall, the proposal is not considered harmful to the character or appearance of the host building, street of which it is part of, or the wider Inkerman Conservation Area, in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3.0. Neighbouring Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 also seeks to ensure that noise and vibration is controlled and managed. This is supported by the CPG Amenity.
- 3.2. There will be a slight increase in depth on the northern boundary however this would be by 0.1m and is considered not to impact on neighbouring outlook/daylight/sunlight,
- 3.3. The new rooflight and solar panels would be located on and within the roof and would be located behind the new parapet. Therefore, they would not impact on neighbouring amenity.
- 3.4. Overall, no significant negative impact on neighbouring amenity is expected from the proposed works in terms of loss of daylight, sunlight, privacy, outlook, noise or disturbance. The scheme is thus considered to be in accordance with Policy A1 of the Local Plan.

4.0. Sustainability

- 4.1. Policy CC1 of the Camden Local Plan (2017) requires all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC2 requires development to be resilient to climate change and all development should adopt appropriate climate change adaptation measures.
- 4.2. Installation of PV solar panels are proposed within the flat roof of the development. Development in response to climate change mitigation, adaptation and energy efficiency is welcome and in line with Policies CC1 and CC2 of the Camden Local Plan 2017 and Camden's Energy Efficiency and Adaptation CPG 2021.

5.0. Recommendation:

- 5.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd September 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/0574/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 27 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Jonathan Sergison
34 Clerkenwell Close
London
EC1R 0AU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Anglers Lane
London
Camden
NW5 3DD

DECISION

Proposal:

Demolition and rebuilding of rear elevation and roof, installation of solar panels to roof, internal alterations.

Drawing Nos: Design, Access and Heritage Statement; 355/2100; 355/2101; 355/2201 Rev B; 355/2210 Rev B; 355/2211 Rev B; 355/2212 Rev B; 355/2250 Rev B; 355/2251 Rev B; 355/2252 Rev B; 355/2260 Rev B; 355/2261 Rev B; 355/2262 Rev B; 355/2270 Rev B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Design, Access and Heritage Statement; 355/2100; 355/2101; 355/2201 Rev B; 355/2210 Rev B; 355/2211 Rev B; 355/2212 Rev B; 355/2250 Rev B; 355/2251 Rev B; 355/2252 Rev B; 355/2260 Rev B; 355/2261 Rev B; 355/2262 Rev B; 355/2270 Rev B

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION